140.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,008,000	/	1,008,000
USE VALUE:	1,008,000	/	1,008,000
ASSESSED:	1,008,000	/	1,008,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-39	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC LELLAN ANN MARIE--ETAL
Owner 2:	MAC LELLAN DONALD F
Owner 3:	
Street 1:	39 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6643.000	507,500	5,100	495,400	1,008,000
Total Card	0.153	507,500	5,100	495,400	1,008,000
Total Parcel	0.153	507,500	5,100	495,400	1,008,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.62 /Parcel: 339.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89647
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	507,500	5100	6,643.	495,400	1,008,000		Year end	12/23/2021
2021	104	FV	484,100	5100	6,643.	495,400	984,600		Year End Roll	12/10/2020
2020	104	FV	520,700	5100	6,643.	495,400	1,021,200	1,021,200	Year End Roll	12/18/2019
2019	104	FV	404,000	5100	6,643.	464,500	873,600	873,600	Year End Roll	1/3/2019
2018	104	FV	409,900	5100	6,643.	384,000	799,000	799,000	Year End Roll	12/20/2017
2017	104	FV	384,800	5100	6,643.	353,000	742,900	742,900	Year End Roll	1/3/2017
2016	104	FV	384,800	5100	6,643.	322,000	711,900	711,900	Year End	1/4/2016
2015	104	FV	343,500	5100	6,643.	315,800	664,400	664,400	Year End Roll	12/11/2014

!10787!

PRINT

Date	Time
12/30/21	11:22:12

LAST REV

Date	Time
12/01/21	14:00:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10787

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11923-16		2/17/1962			No	No		N

USER DEFINED

Prior Id # 1:	89647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2008	529	Porch	10,000	C		G9	GR FY09	repair/replace rea

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	336	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6643		Sq. Ft.	Site		0	80.	0.93	9									495,430						495,400	

Total AC/HA:	0.15250	Total SF/SM:	6643	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	495,430	Spl Credit		Total:	495,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04473686
Const Adj.:	1.00989902
Adj $ / SQ:	189.914
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	735471
Depreciation:	227996
Depreciated Total:	507475

COMMENTS

1 FPL NOT WORKING NO HEAT IN UAT
UAT POOR FINISH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

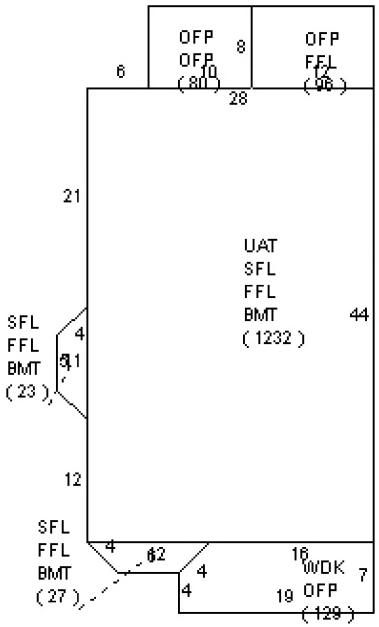
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.91
Special Features:	0	Val/Su Net:	106.53
Final Total:	507500	Val/Su SzAd	190.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,378	189.910	261,702
BMT	Basement	1,282	56.970	73,041
SFL	Second Floor	1,282	189.910	243,470
OFP	Open Porch	385	20.990	8,082
UAT	Upper Attic	308	100.270	30,885
WDK	Deck	129	13.890	1,792

Net Sketched Area:	4,764			Total:	618,972
Size Ad	2660	Gross Area	5688	FinArea	2968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

140.0-0001-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100
2	Frame Shed	A	Y	1	7X14	A	AV	1970	0.00	T	39.2	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100